




**Form to be included with an application for permission for a
Large-scale Residential Development (LRD)
Form 19**

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Form No. 19	 <p>Comhairle Cathrach Bhaile Átha Cliath Dublin City Council</p>
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Part 1

1. Supplementary information to accompany an application for a Large-scale Residential Development

(a) Prospective Applicant's Name: Green Urban Logistics 3 White Heather Propco Limited	
(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Sean Maguire (Agent)
Correspondence Address:	McGill Planning Ltd. Iconic Offices, Number 9, 9 Pembroke Street Upper Dublin 2 D02 KR83
(c) Person Responsible for Preparation of Drawings and Plans:	
Name:	Michael Hussey, Siobhan Holohan
Company:	O'Mahony Pike Architects The Chapel, Mount Saint Anne's, Milltown, Dublin D06 XN52



(d) Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder

Signature of person authorised to operate on behalf of the Prospective Applicant:

Sean Higgins

Date: 08th December 2025

2. Details of Large-scale Residential Development

(a) Address of the proposed Large-scale Residential Development:

White Heather Industrial Estate, South Circular Road, and including 307/307a South Circular Road & 12a St James's Terrace, Dublin 8.

The site is bounded to the south by the Grand Canal, to the north by Our Lady of Dolours Church and the private rear gardens of residential dwellings along South Circular Road, to the east by Unit Nos. 291/293 White Heather Industrial Estate, Priestfield Cottages and to the west by the rear gardens of dwellings along St James's Terrace.



3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority
reference number:

[LRD6086/25 \(S247\)](#)

Meeting date(s):

[02nd May 2025](#)

(b) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority
reference number:

[LRD6086/25-S2](#)

Meeting date(s):

[19th August 2025](#)

(c) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

[A consultation meeting with Waterways Ireland was held on 9th June 2025 regarding the proposed development. Representatives from the Design Team and Waterways Ireland were in attendance.](#)



4. Application Requirements

		Yes	No
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:	X	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: Irish Daily Star			
(ii) Date of publication: 08th December 2025			
(iii) Date of erection of site notice(s): 08th December 2025			
		Yes	No
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:	X	
If the answer to above is "Yes", state date on which the site notice(s) was erected:			
<div>08th December 2025</div>			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	Please tick appropriate box	Yes	No
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			X An EIA Screening Report by MCG is included.
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: n/a		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: n/a		
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: n/a		
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			X
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		X Please refer to NIS prepared by DNV	
If the answer to above is "Yes", is an NIS enclosed with this application?	Enclosed: n/a		
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included: n/a		
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			X



5. Zoning	
(a) Site zoning in current Development Plan or Local Area Plan for the area:	<i>Zoning; Zone Z1 -Sustainable Residential Neighborhoods</i>
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing: Residential/Commercial Proposed: Residential, Creche and Café/Kiosk

6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
(a) Site location map sufficient to identify the land, at appropriate scale.	X Please see Site location Map		
(b) Layout plan of the proposed development, at appropriate scale.	X Please see Site Layout Plan		
(c) Statement of consistency with the Development Plan	X Please see MCG Planning Report		
Please tick appropriate box below to indicate answer	Yes	No	N/A
(d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	X Please see MCG Planning Report and each consultants' reports		
(e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	X Please see MCG Planning Report		



7. Design			
	Please tick appropriate box	Yes	No
(a) A design statement that addresses the sites location and context and the proposed design strategy.	Please refer to the Architects Design Statement prepared by OMP	X	
(b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Please refer to the Housing Quality Assessment prepared by OMP	X	
8. Water Services:			
	Please tick the appropriate box	Yes	No
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)	Included: Please refer to the Civil Planning Report prepared by BMCE	X	
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)	Included: Please refer to Appendix 6.6.1 & 6.2 of the Civil Planning Report prepared by BMCE for the CoF and Statement of Design Acceptance.	X	
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include Statement)	Included: Please refer to the Civil Planning Report prepared by BMCE for the SoDA	X	



9. Traffic and Transport:	Please tick the appropriate box	Yes	No
(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Enclosed: Please refer to the Traffic and Transport Assessment prepared by SYSTRA	X	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included: Please refer to the Mobility Management Plan prepared by SYSTRA	X	
10. Taking in Charge:	Please tick the appropriate box	Yes	No
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Enclosed:	X Please refer to taking charge drawing by OMP	
11. Maps, Plans and Drawings			
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Enclosed: Please refer to the 'List of Enclosures' submitted with this application	X	

12. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer to the Architects Design Statement prepared by OMP.	

Please tick appropriate box:	Yes	No
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X Please refer to the Landscape pack prepared by BSLA	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please refer to the Architectural drawings by OMP	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X Please refer to the MandE pack by IN2	
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		X
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	X Please refer to the Opinion Response chapter which is contained within the Planning Report by MCG Planning	

13. Breakdown of Housing units:

Apartments (including duplex units)		
Unit Type	No. of Units	Gross floor space in m ²
Studio	12	404.25m ²
1-bed	156	7825.21m ²
2-bed		n/a
2-bed (3 person)*	19	1253.5m ²
2-bed (4 person)*	63	5018.96m ²
3-bed		n/a
4-bed		n/a
4+ bed		n/a
Total	250	14,501.92m²

** see Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (as amended)*

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		



Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	250 no. Apartments
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13. LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	20,121m ² (Residential units and associated residential circulation/common areas only, excluding all disregarded floor space and non-residential uses as listed under Sections (b) and (c).)
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	1,890.8 m ²
(i) e.g Parking	757m ² at basement level
(ii) e.g. Childcare	172.9 m ²
(iii) Bike/bin store Duplexes/Apartments areas	298.8m ²
(iv) Plant Room/Water tanks Apartment	211.6m ²
(v) ESB sub stations/meter rooms	46.2m ²
(vi) Residential Amenity	404.3m ²



(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	34.8 m ² (Café/Kiosk)
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14. Class of Development	Gross Floor Space in m ²
(i) Retail (Café/kiosk)	34.8 m ²
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	20,155.8 m ²
	Percentage
(e) Express (a) as a percentage of (d):	99.83%
(f) Express (c) as a percentage of (d):	0.17%
(e) plus (f)	100%

Planning Authority Official Use only:	
15) Planning Reference:	
Planning Authority Stamp:	



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

APPENDIX A – CONFIRMATION OF PAYMENT



First EFT Payment

Payment Detail Report

Client name OAKSLATE LTD

Criteria may have been applied to this view. Please refer to the last page for more information.

Transaction reference number	BX25112660930509	Payment amount	43788.30 EUR	Value date	26/11/2025
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Creation details

Creation date	26/11/2025
Creator name	SENAN PHELAN
Creation method	Input Payment
Channel created in	iPortal

Debit details

Debit account number/IBAN	[REDACTED]
Bank identifier	BARCIE2D
Account name	GUL 3 White Heather - general
Legal entity name	Green Urban Logistics 3 White Heather Propco Limited
Branch	Barclays Ireland
Debit amount	43788.30 EUR

Beneficiary details

Beneficiary name	DUBLIN CITY COUNCIL
Beneficiary account no/IBAN	IE41AIBK93208680134597
Beneficiary bank identifier type	SWIFTBIC
Beneficiary bank identifier	AIBKIE2D

Beneficiary bank name	AIB BANK
Beneficiary bank address	AIB10 MOLESWORTH STREET CO DUBLIN, IRELAND
Beneficiary bank country	Ireland
Beneficiary address	Dublin
Beneficiary country	Ireland
Beneficiary Validation	Beneficiary name on the account matches
New beneficiary warning	No
Beneficiary reference	120000080077

Payment details

Priority payment	No
Payment confidential marker	No
Payment amount	43788.30 EUR
Payment type	SEPA Payments
Delivery method	SEPA Credit Transfer
Status	Bank Accepted
Value date	26/11/2025
Execution date	26/11/2025
Charges	Shared

Cross-currency calculations are at indicative rates

Selection criteria

Format	PDF
Actionable by me	No
Created by me	No
Value date	26/11/2025
Transaction reference number	BX25112660930509
Page break	No
Errors and warnings inclusion	No
Payment history inclusion	No
User	DARA HICKEY

Payment Detail Report

Second EFT Payment

Client name OAKSLATE LTD

Criteria may have been applied to this view. Please refer to the last page for more information.

Transaction reference number	BX25120161428204	Payment amount	208.80 EUR	Value date	01/12/2025
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Creation details

Creation date	01/12/2025
Creator name	SENAN PHELAN
Creation method	Input Payment
Channel created in	iPortal

Debit details

Debit account number/IBAN	<div></div>
Bank identifier	BARCIE2D
Account name	GUL 3 White Heather - general
Legal entity name	Green Urban Logistics 3 White Heather Propco Limited
Branch	Barclays Ireland
Debit amount	208.80 EUR

Beneficiary details

Beneficiary name	DUBLIN CITY COUNCIL
Beneficiary account no/IBAN	IE41AIBK93208680134597
Beneficiary bank identifier type	SWIFTBIC
Beneficiary bank identifier	AIBKIE2D

Beneficiary bank name	AIB BANK
Beneficiary bank address	AIB10 MOLESWORTH STREET CO DUBLIN, IRELAND
Beneficiary bank country	Ireland
Beneficiary address	Dublin
Beneficiary country	Ireland
Beneficiary Validation	Beneficiary name on the account matches
New beneficiary warning	No
Beneficiary reference	120000080077

Payment details

Priority payment	No
Payment confidential marker	No
Payment amount	208.80 EUR
Payment type	SEPA Payments
Delivery method	SEPA Credit Transfer
Status	Bank Accepted
Value date	01/12/2025
Execution date	01/12/2025
Charges	Shared

Cross-currency calculations are at indicative rates

Selection criteria

Format	PDF
Actionable by me	No
Created by me	No
Value date	01/12/2025
Transaction reference number	BX25120161428204
Page break	No
Errors and warnings inclusion	No
Payment history inclusion	No
User	DARA HICKEY



Comhairle Cathrach
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Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

APPENDIX B – DCC Letter of Consent

Environment and Transportation,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222099 E. transportplanning@dublincity.ie

Green Urban Logistics 3 White Heather Propco Limited
32 Molesworth Street,
Dublin 2

23rd October 2025

Re: Letter of Consent to Planning Application

Site: Planning Application for a mixed-use, Large-Scale Residential Development (LRD) at White Heather Industrial Estate, South Circular Road and 307/307a South Circular Road and 12a St James's Terrace, Dublin 8.

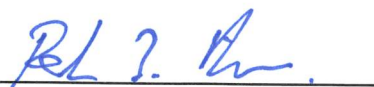
To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the roadway and footpath along South Circular Road and St James's Terrace (as indicated hatched GREEN on attached drawing No. 20016A-OMP-SP-ZZ-DR-A-1002).

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,



Derek Dixon

A/Executive Manager

Source file: 20016A-OMP-22-22-M3-A-0001.rv



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

APPENDIX C – Statement of Design Acceptance

Ciaran Kennedy
Barret Mahony
Sandwith House
52-54 Lower Sandwith Street
Dublin 2

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

25 November 2025

Uisce Éireann
PO Box 448
South City
Delivery Office
South City

**Re: Design Submission for White Heather site, South Circular road, Dublin 2, Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS25003323**

www.water.ie

Dear Ciaran Kennedy,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann's network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Antonio Garzón Mielgo

Email: antonio.garzonmielgo@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares. Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

Appendix A

Document Title & Revision

- WHH-BMD-ZZ-ZZ-DR-C-11210 PL4
- WHH-BMD-ZZ-ZZ-DR-C-11220 PL3
- WHH-BMD-ZZ-ZZ-DR-C-12201 PL1

Standard Details/Code of Practice Exemption:

1. All wastewater from basements shall be pumped to ground level to discharge by gravity to the Uisce Éireann network. The pumped wastewater shall discharge initially to a standoff (rising main discharge) manhole before discharging by gravity to the sewer network. Direct pumping to the gravity network shall not be permitted.

Additional Comments

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.



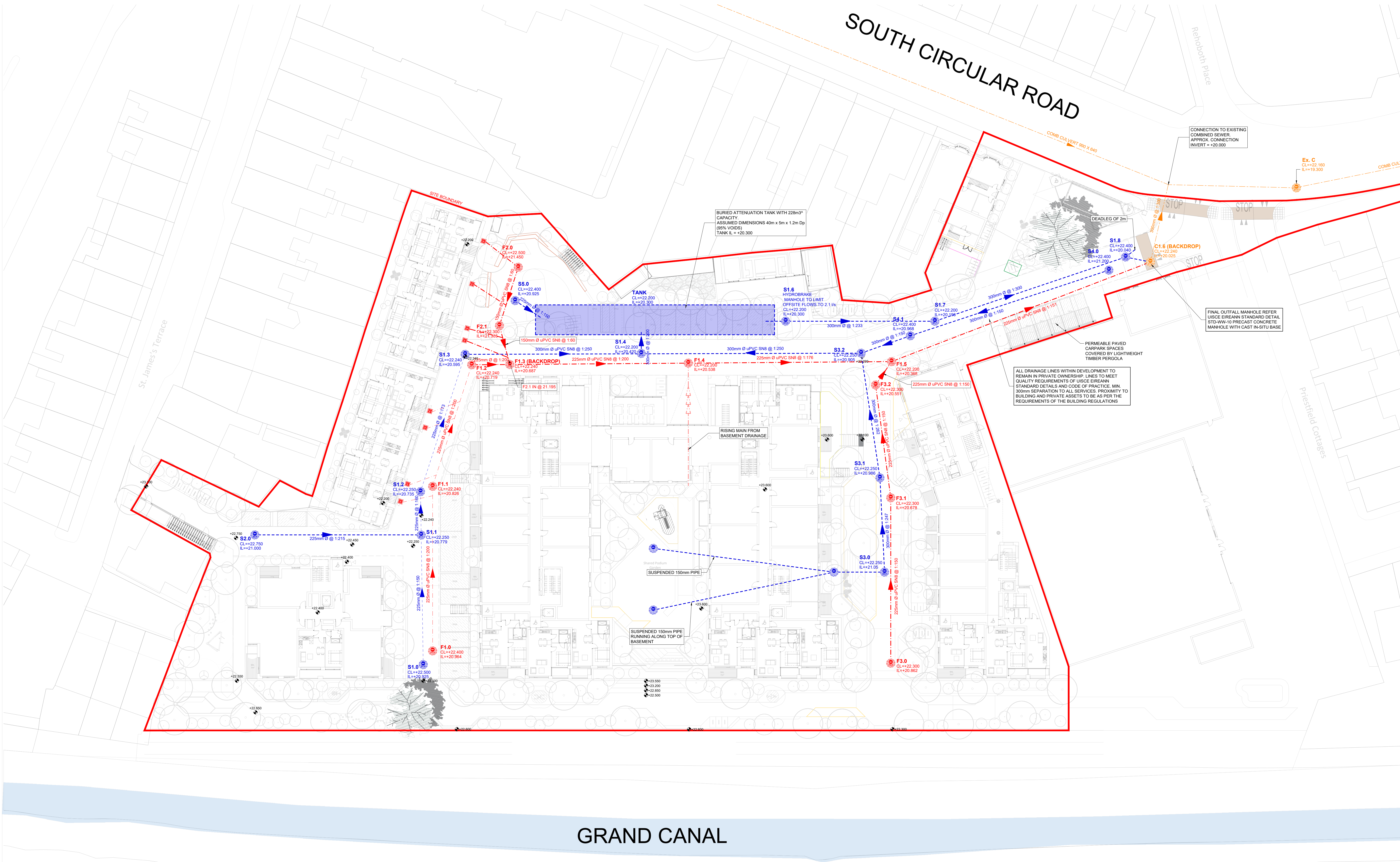
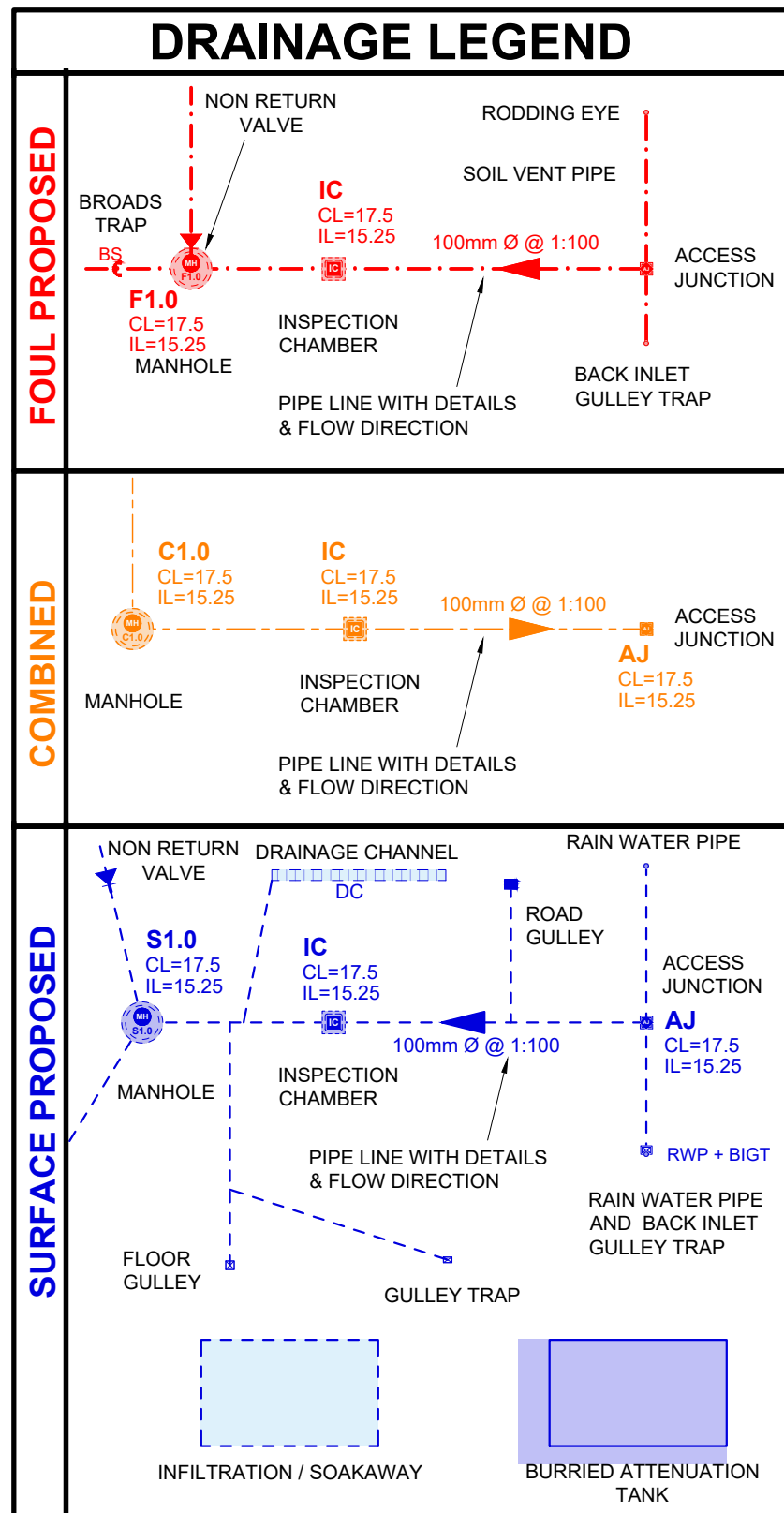
NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS DRAWINGS FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
 - CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.
 - FOR CIVIL GENERAL NOTES AND LEGENDS REFER TO DRAWING CE-10000.
 - THRUST BLOCKS ARE TO BE LOCATED AND INSTALLED AS PER USICE EIREANN DETAILS.
- NOTES:
- ALL CONNECTIONS TO BE MADE SOFFIT TO SOFFIT.
 - CONNECTIONS FROM INTERNAL RWPS AND SVPS NOT SHOWN - POSITIONS TO BE AGREED WITH ARCHITECT & MEP ENGINEER.
 - ALL HARDSTANDING TO BE PERMEABLE PAVING WITH 400mm D_p GRANULAR STORAGE LAYER AND PERFORATED COLLECTOR PIPES (COLLECTOR PIPES NOT YET SHOWN).
 - SURFACE WATER AND FOUL DRAINAGE NETWORK DESIGNED USING uPVC SBN PIPES.

DRAWING ISSUED AS PART OF APPLICATION FOR STATEMENT OF DESIGN ACCEPTANCE (SODA)
REFER TO USICE EIREANN CDR REF
PCE 0262603325 - WHITE HEATHER SITE, SOUTH CIRCULAR ROAD, DUBLIN

ALL NEW WORKS IN RED LINE TO REMAIN IN PRIVATE OWNERSHIP. ALL WORKS TO BE CARRIED OUT TO MEET THE REQUIREMENTS OF USICE EIREANN IN TERMS OF QUALITY AND SPECIFICATION.
MIN 300MM SEPARATION TO BE PROVIDED BETWEEN ALL SERVICES. PROXIMITY TO BUILDINGS TO MEET THE REQUIREMENTS OF THE BUILDING REGULATIONS.

ALL WORKS TO BE CARRIED OUT TO LATEST U.E. REQUIREMENTS
CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE
CONNECTIONS AND DEVELOPER SERVICES
DESIGN AND CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS
AUGUST 2025 (REVISION 3)



GRAND CANAL

PROPOSED FOUL & SURFACE WATER DRAINAGE LAYOUT

SCALE @ AD: 1:250
SCALE @ AS: 1:500

PL4	11.11.25	SODA UPDATE	MA
PL3	13.10.25	ISSUED FOR LRO OPINION	AT
PL2	30.09.25	ISSUED FOR SODA	AT
PL1	18.07.25	ISSUED FOR PLANNING	AT
ISSUE	DATE	DESCRIPTION	BY
Project Engineer: -		Project Director: CIARAN KENNEDY	
BM STAGE			
PLANNING			
BM			
Barrett Mahony Consulting Engineers, Civil, Structural, Project Management, E-mail: bma@barrettmahony.com Web: www.barrettmahony.com			
The Institution of Structural Engineers			
ACEI			
CL-ENT			
GREEN URBAN LOGISTICS 3 WHITE HEATHER			
PROPCO LIMITED CAPITAL			
PROJECT TITLE		BM PROJECT No.	
WHITE HEATHER, SOUTH CIRCULAR ROAD		25.142	
REFERENCE		SUITABILITY	
DRAWING TITLE		REVISION	
PROPOSED FOUL & SURFACE WATER DRAINAGE LAYOUT - KEY PLAN			
DRAWING REFERENCE		STATUS	
WHH-BMD-ZZ-DR-C-11210		PL4	



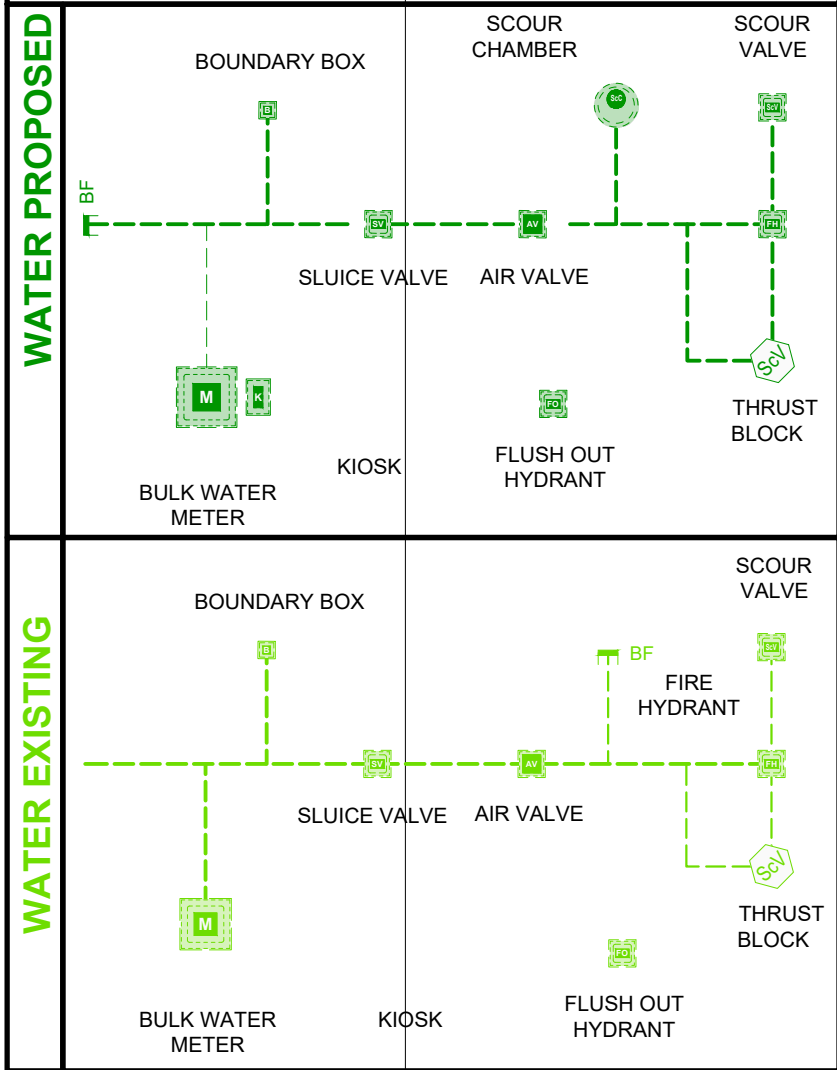
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- FOR CIVIL GENERAL NOTES AND LEGENDS REFER TO DRAWING CE-10000.
- THRUST BLOCKS ARE TO BE LOCATED AND INSTALLED AS PER USICE EIREANN DETAILS.

NOTES:

- REFER TO THE USICE EIREANN WATERMAIN CODE OF PRACTICE FOR STANDARD DETAILS.
- ALL PIPE DIAMETER TO BE 100mmØ UNLESS NOTED OTHERWISE.
- BULK METERS LOCATIONS INDICATIVE ONLY.

WATERMAIN LEGEND



PROPOSED WATERMAIN LAYOUT

SCALE @ A0: 1:250
SCALE @ A2: 1:500

PL3	11.11.25	SODA UPDATE	MA
PL2	30.09.25	ISSUED FOR SODA	AT
PL1	18.07.25	ISSUED FOR PLANNING	AT
ISSUE	DATE	DESCRIPTION	BY
Project Engineer: -		Project Director: CIARAN KENNEDY	BY

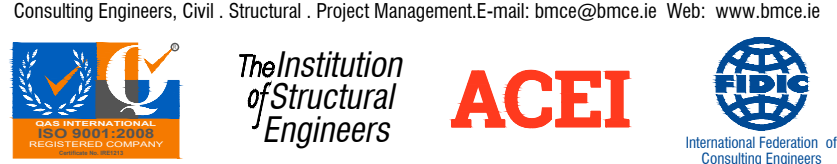
BM STAGE

PLANNING

BM
BARRETT MAHONY
Consulting Engineers, Civil, Structural, Project Management, E-mail: bma@bma.ie Web: www.bma.ie

Dublin Office:
Sandwell House, 52-54 Lower Sandwell Street, Dublin 2, Ireland.
Tel: (01) 677 3200 Fax: (01) 677 3164

London Office:
13 Mill Street, London SE1 2AY, United Kingdom
Tel: (0044) 084 5413 2722



CLIENT
GREEN URBAN LOGISTICS 3 WHITE HEATHER
PROPCO LIMITED CAPITAL

PROJECT TITLE
WHITE HEATHER, SOUTH CIRCULAR ROAD

BM PROJECT No.
25.142

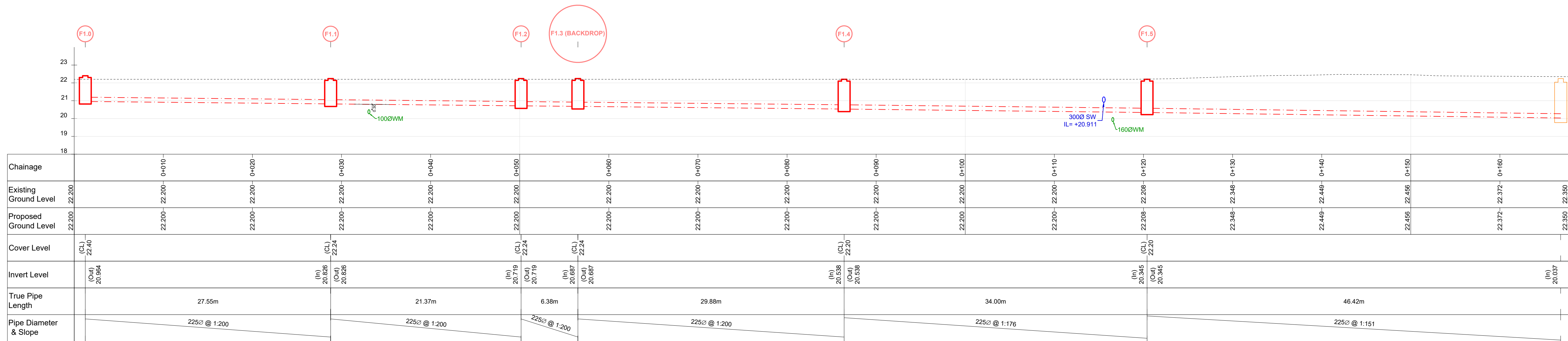
DRAWING TITLE
PROPOSED WATERMAIN LAYOUT - KEY PLAN

DRAWING REFERENCE
WHH-BMD-ZZ-DR-C-11220

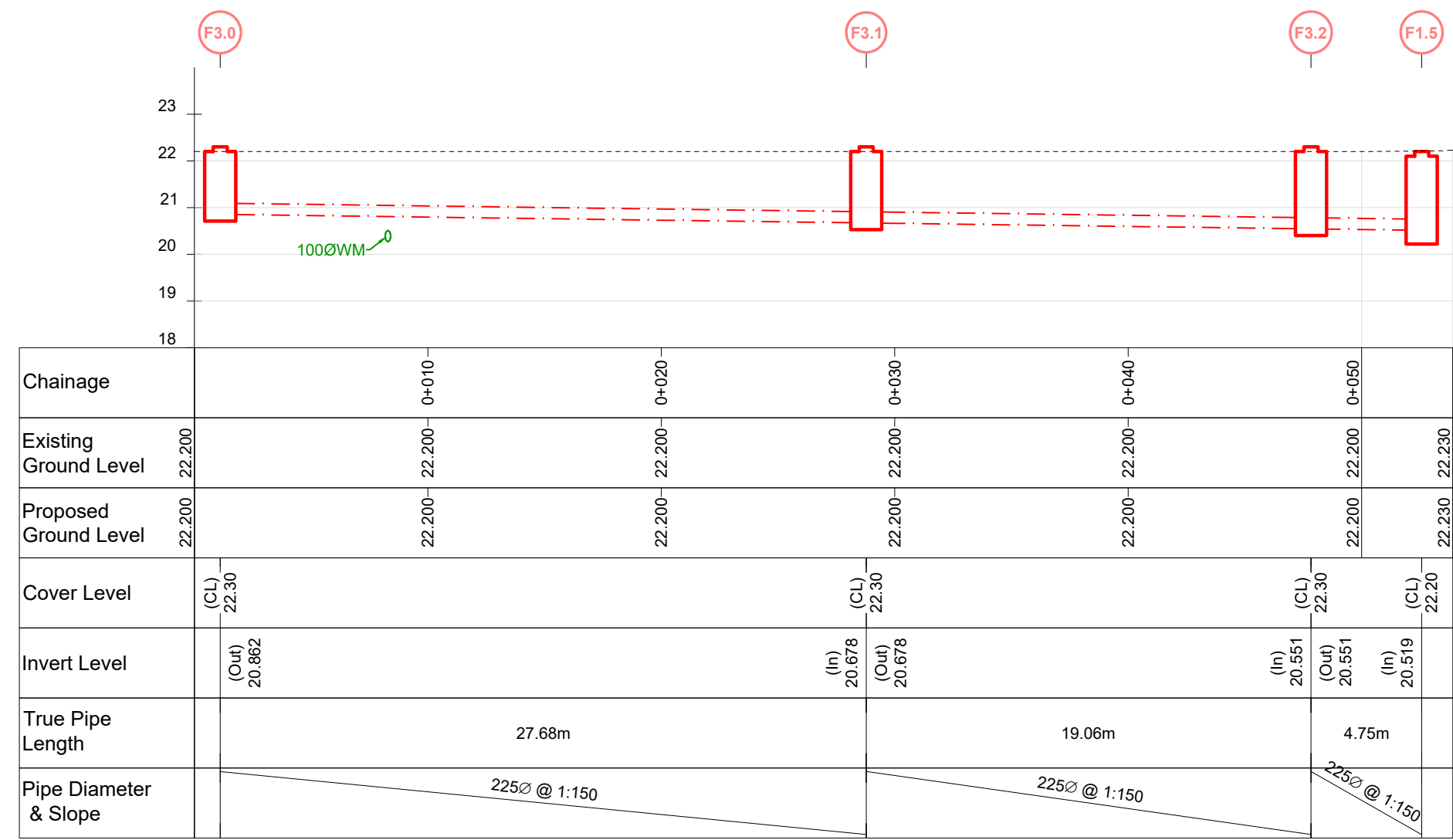
STATUS
PL3

NOTES

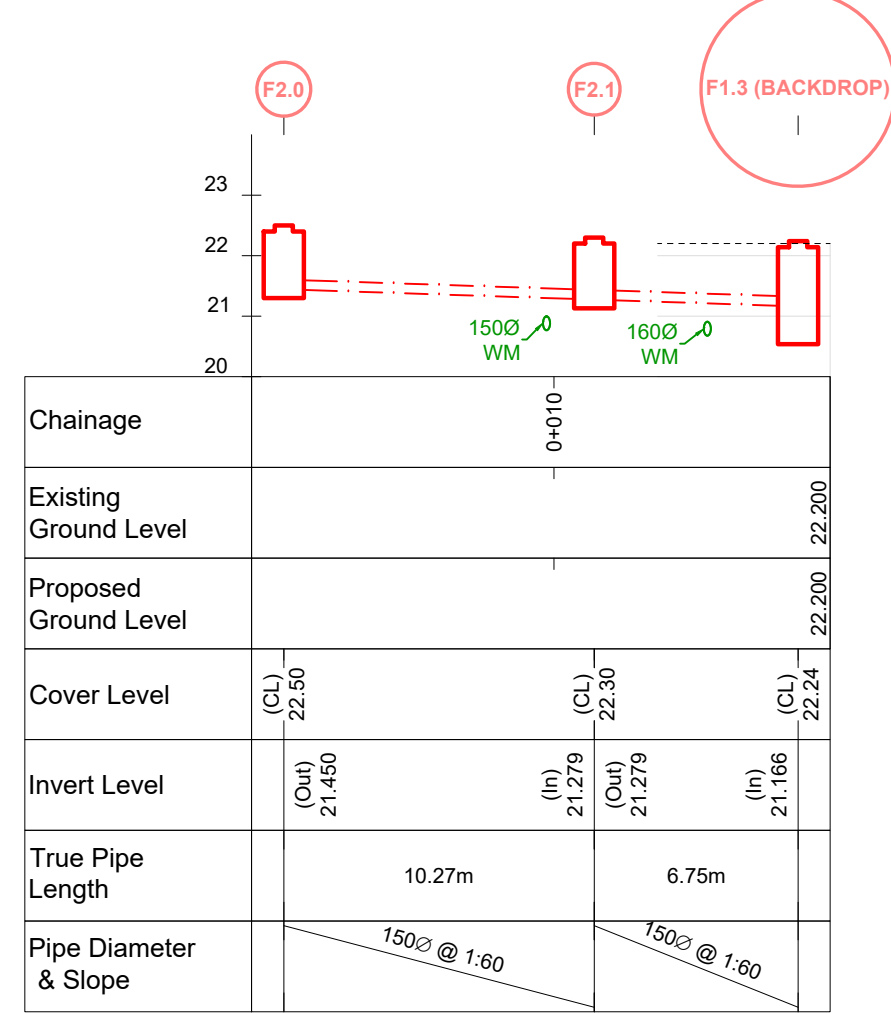
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECTS DRAWINGS FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.
- THRUST BLOCKS ARE TO BE LOCATED AND INSTALLED AS PER USICE CIREAHN DETAILS.



SECTION F1.0 TO OUTFALL MANHOLE
H=1:250,V=1:125



SECTION F1.1 TO F1.5
H=1:250,V=1:125



SECTION F2.0 TO F1.3
H=1:250,V=1:125

PROPOSED FOUL WATER LONGITUDINAL SECTIONS

SCALE @ A0: 1:250
SCALE @ A2: 1:500

PL1	11.11.25	SODA UPDATE		GN
ISSUE	DATE	DESCRIPTION		BY
Project Engineer:		Project Director: CIARAN KENNEDY		
BM STAGE				
PLANNING				
<div><div><div><div><div>BM</div><div>BARRETT MAHONY</div><div>Consulting Engineers, Civil, Structural, Project Management, E-mail: bmoe@barrett-mahony.co.uk Web: www.bmoe.co.uk</div></div><div><div>Double Office:</div><div>Sarahville House, 52-54 Lower Banderhill Street, Dublin 2, Ireland.</div><div>Tel: (01) 677 3200 Fax: (01) 677 3164</div><div>London Office:</div><div>13 Mill Street, London SE1 2AY, United Kingdom</div><div>Tel: (0044) 084 5413 2722</div></div><div><div><div><div>CE</div><div>CE</div></div><div>The Institution of Structural Engineers</div></div><div><div>ACEI</div><div>Association of Consulting Engineers</div></div></div></div></div></div>				
CLIENT GREEN URBAN LOGISTICS 3 WHITE HEATHER PROPICO LIMITED CAPITAL				
PROJECT TITLE WHITE HEATHER, SOUTH CIRCULAR ROAD		BM PROJECT No. 25.142		
REFERENCE	SUITABILITY	REVISION		
DRAWING TITLE PROPOSED FOUL WATER LONGITUDINAL SECTIONS				
DRAWING REFERENCE WHH-BMD-ZZ-ZR-C-12201		STATUS	REVISION PL1	



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8
E: planning@dublincity.ie

APPENDIX D – DCC Part V Housing Letter



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 5379 E: Lorraine.gaughran@dublincity.ie

Mr. Peter Turley
M J Turley Chartered Quantity Surveyor's
The Greenway, Block C, Ardilaun Court,
112 – 114 St Stephen's Green,
Dublin 2, D02 TD28
Sent by email: peter.turley@mjt.ie

24th November 2025

Part V Ref: 935

Re: White Heather Industrial Estate, South Circular Road & 307/307a South Circular Road & 12a St James's Terrace, Dublin 8
Applicant: Green Urban Logistics 3 White Heather Propco Limited
Agent: McGill Planning Ltd.

Validation Letter – Part V

Dear Sir/Madam,

McGill Planning Ltd. intends to lodge a planning application on behalf of their client, Green Urban Logistics 3 White Heather Propco Limited, to develop a site located at White Heather Industrial Estate, South Circular Road & 307/307a South Circular Road & 12a St James's Terrace, Dublin 8.

McGill Planning Ltd. on behalf of their client, has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application. If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Please note that the Planning Department require a Part V Schedule of Accommodation & Approximate Costs to accompany this Validation Letter.

Yours sincerely,

Lorraine Gaughran

Lorraine Gaughran
Housing Development